

The background of the image is a light gray grid of thin lines. Overlaid on this are several thicker, darker gray lines that intersect at various angles, creating a dynamic, geometric pattern. The lines vary in thickness and orientation, some running parallel to the grid while others cut across it.

# ***FUTUREAL***

*Integrity, Creativity, Perseverance, Teamspirit*

**FUTUREAL**

*Leading the Way in CEE Real Estate Development*



*Our team*





Future real in  
numbers

**180+**  
projects

**59** COMPLETED

**42** UNDER DEVELOPMENT

**80** IN PIPELINE

**3+** million  
m<sup>2</sup> developments

**1,000,000 m<sup>2</sup>** COMPLETED

**2,000,000 m<sup>2</sup>** UNDER DEV.

**5** billion

**Euro**

DEVELOPMENT VALUE

**500+**

**real estate**

PROFESSIONALS

**10+**

Successful partnerships

with institutional investors,  
private developers, land owners,  
banks and municipalities.

COMPLETED	projects	gross m <sup>2</sup>	net m <sup>2</sup>	value mEur
office	15	296 443	176 674	586
retail	6	207 171	137 582	447
residential	32	430 506	286 464	515
investments	6	79 460	59 419	51
<b>TOTAL</b>	<b>59</b>	<b>1 013 579</b>	<b>660 139</b>	<b>1 599</b>
UNDER DEVELOPMENT	projects	gross m <sup>2</sup>	net m <sup>2</sup>	value mEur
office	5	105 739	73 138	255
retail	1	155 000	55 000	270
residential	22	239 716	202 393	589
investments	14	81 200	71 899	128
<b>TOTAL</b>	<b>42</b>	<b>581 655</b>	<b>402 430</b>	<b>1 242</b>
IN PIPELINE	projects	gross m <sup>2</sup>	net m <sup>2</sup>	value mEur
office	5	229 000	114 310	457
residential	71	1 160 753	842 662	2 092
logistics	2	400 000	400 000	320
hotel	1	10 000	6 250	35
<b>TOTAL</b>	<b>80</b>	<b>1 799 753</b>	<b>1 363 222</b>	<b>2 905</b>
<b>GRAND TOTAL</b>	<b>181</b>	<b>3 394 987</b>	<b>2 425 791</b>	<b>5 746</b>
<b>SOLD TOTAL</b>		<b>991 920</b>	<b>660 795</b>	<b>1 731</b>

Active in **8 countries**







# Projects

Large-scale Urban Renewal Projects	6
Office Developments	14
Retail Developments	30
Residential Developments	36
Logistics	52





# Large-scale Urban Development Projects





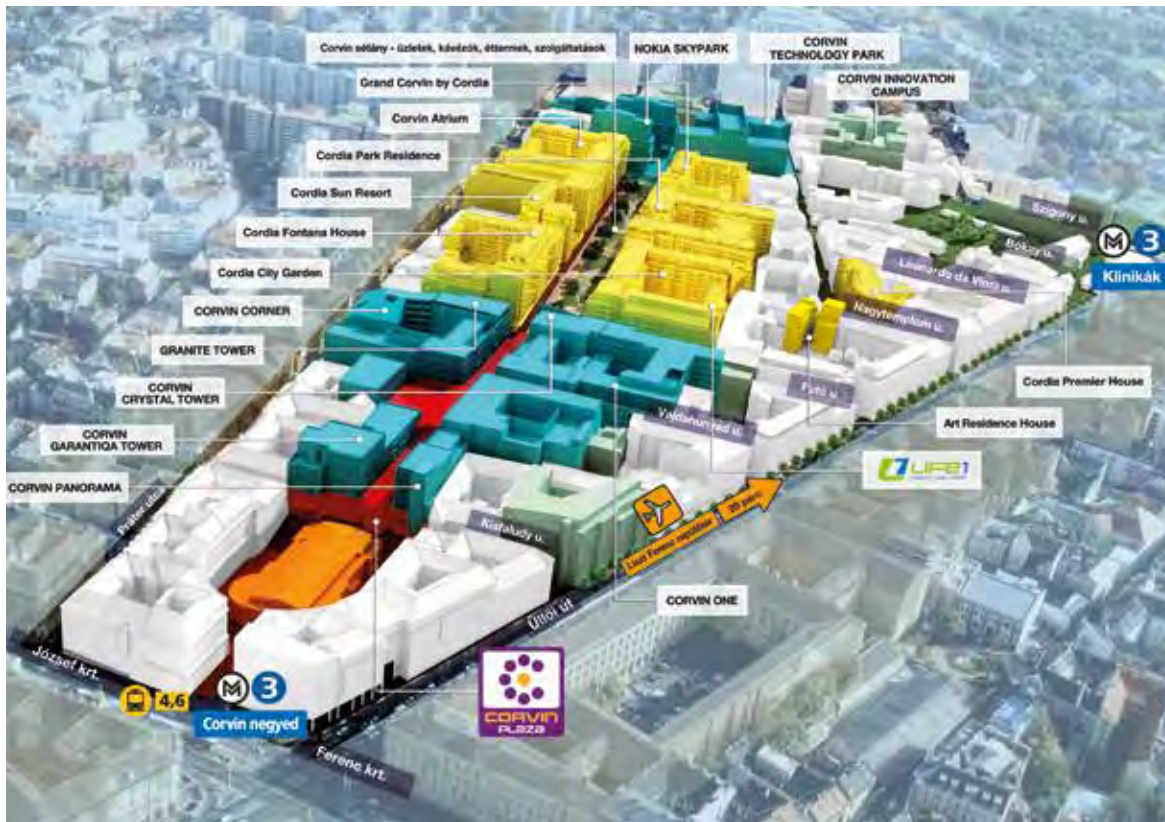


## Corvin Quarter urban regeneration

- **500 000 m<sup>2</sup>** newly built area
- **920 M EUR** development value
- **72 M EUR** spent on public programs
- **1000+ families** relocated
- **3000+ new apartments**
- **100 000 GLA** of office buildings
- **50 000 m<sup>2</sup>** of retail areas
- **56 buildings** renovated









## South-Buda City Center

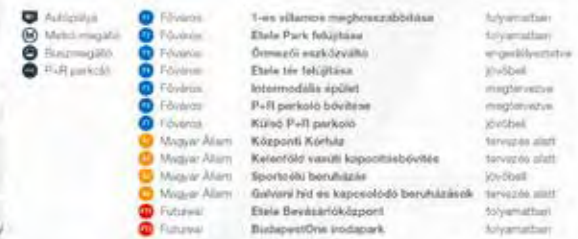
### Hungary's largest multimodal transport intersection

- Kelenföld Railway Station
- M4 metro station
- several bus and tramlines
- M1-M7 motorways - direct exit

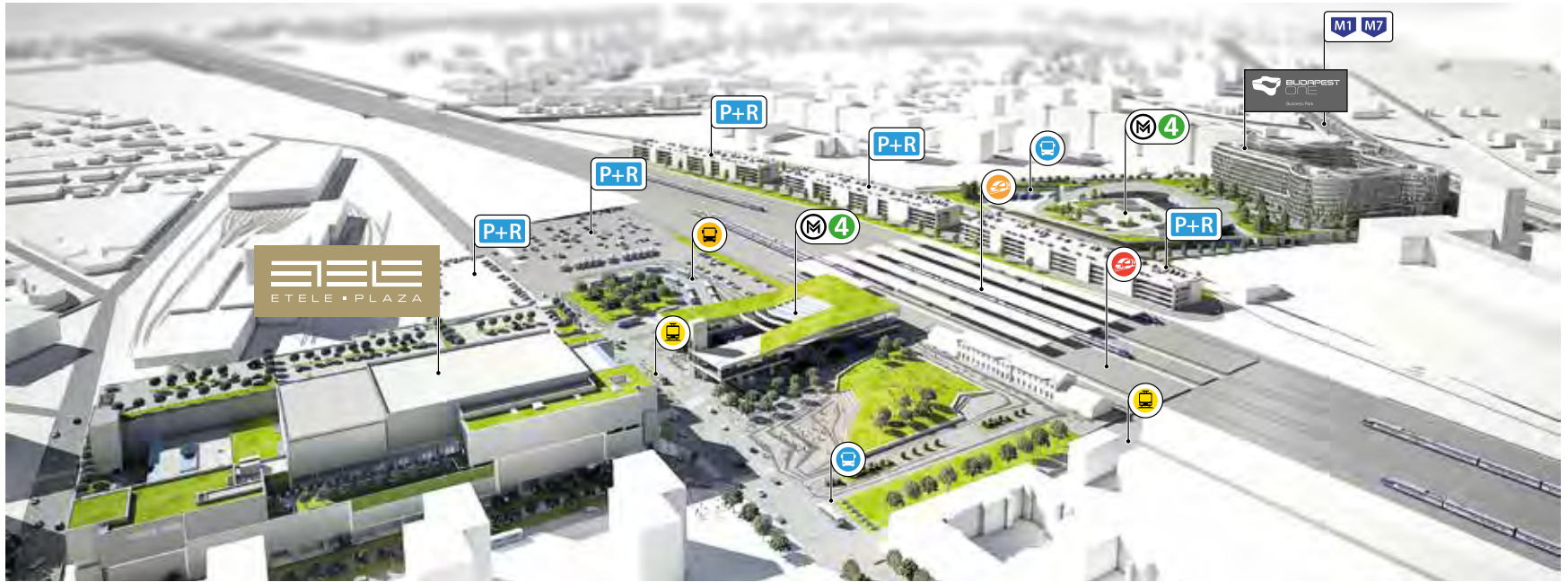
### ICONIC NEW OFFICE HUB

*Last dominant shopping center  
of Hungary*











# ETELE

ETELE • PLAZA

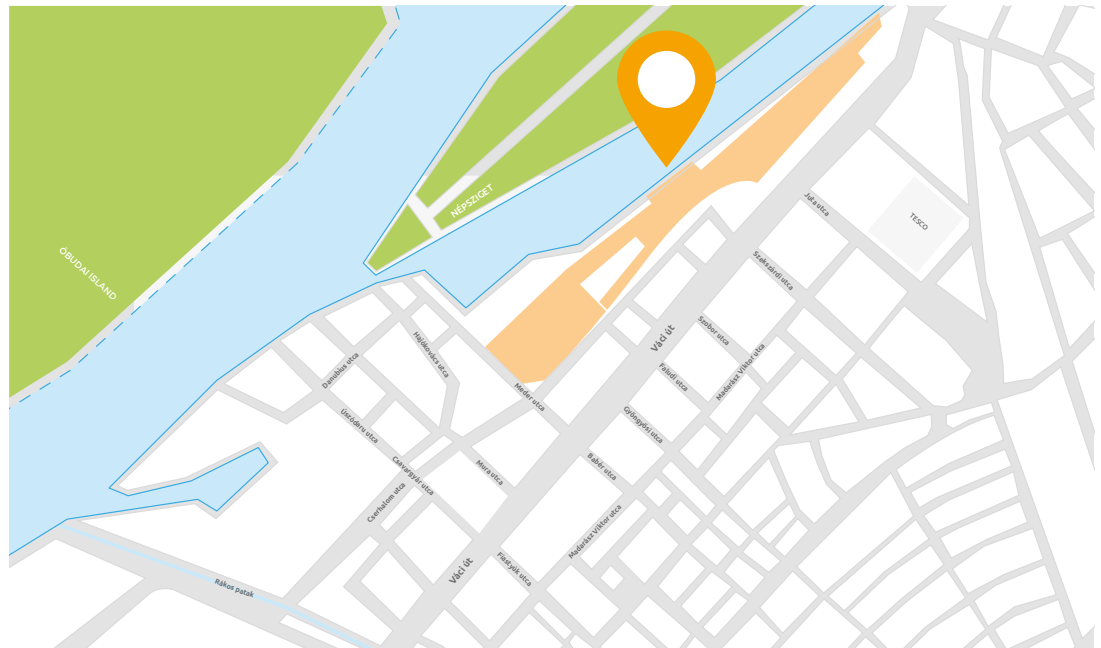




## Marina City Urban Development

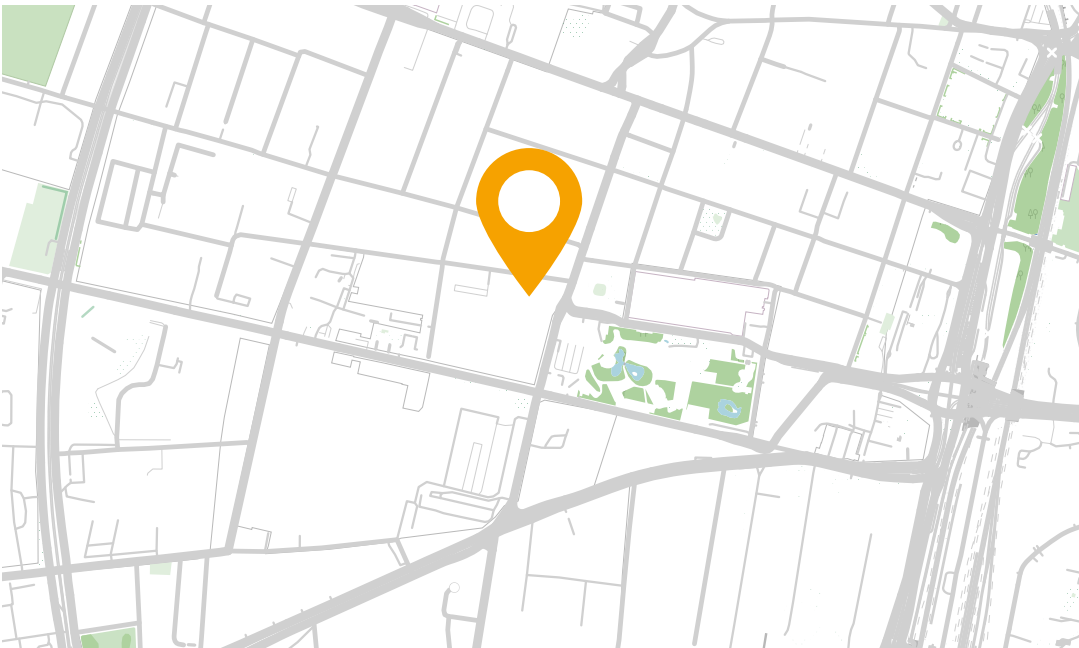


- Residential
- Office
- Street retail





## Modena Urban Development



- Residential
- Retail





# Office developments





## Budapest One 2,3

Total:  
**66,500**  
m<sup>2</sup> GLA





## Corvin Innovation Campus



31,800  
m<sup>2</sup> GLA



Antares - Warsaw,  
Poland

10 116  
m<sup>2</sup> GLA





Spectrum - Glasgow,  
Scotland

6 800  
m<sup>2</sup> GLA



## Budapest One 1A, 1B

66 500  
m<sup>2</sup> TOTAL GLA

Completion date  
2019









## Advance Tower 1, 2

20,000  
m<sup>2</sup> GLA

Completion date  
2018





Corvin  
Technology  
Park 1, 2



27,400  
m<sup>2</sup> GLA

Completion date  
2019



# Nokia R&D Headquarters

**NOKIA**

25,000  
m<sup>2</sup> GLA

Completion date  
2016









Vision Towers North  
*KPMG Headquarters*

11,100  
m<sup>2</sup> GLA

Completion date  
2014





Vision Towers South  
*TEVA Headquarters*

9,100  
m<sup>2</sup> GLA

Completion date  
2015



*Corvin Offices*  
Corvin One

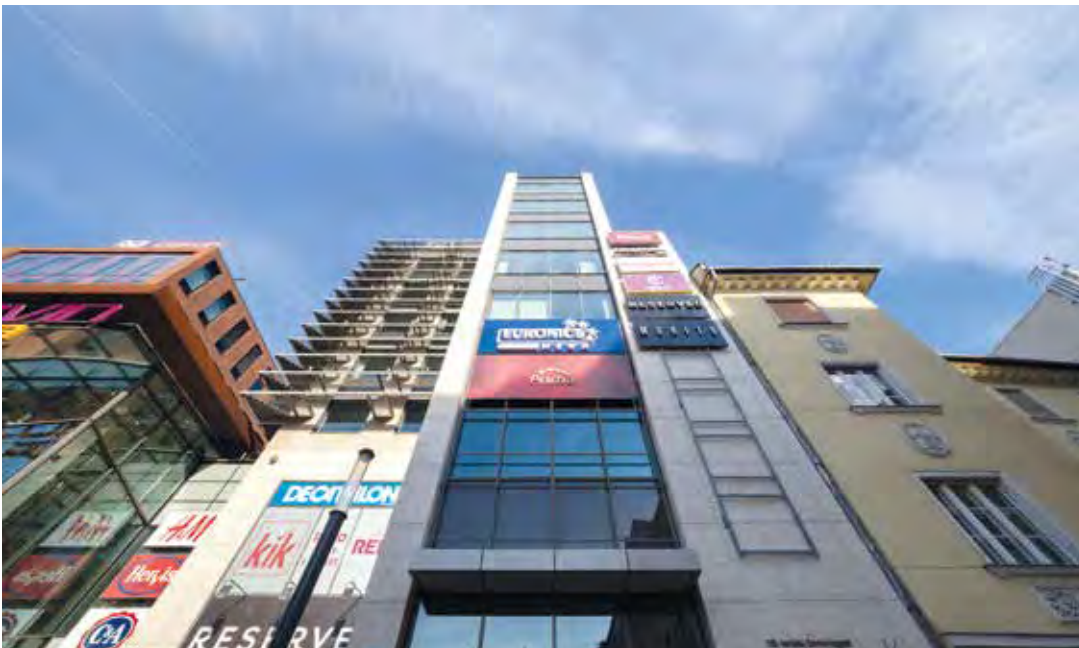
17,900  
m<sup>2</sup> GLA

Completion date  
2008





*Corvin Offices*  
Panorama Tower



7,400  
m<sup>2</sup> GLA

Completion date  
2010



*Corvin Offices*  
Crystal Tower

6,900  
m<sup>2</sup> GLA

Completion date  
2010







Corvin Offices  
Granite Tower



6,600  
m<sup>2</sup> GLA

Completion date  
2010



*Corvin Offices*  
Garantiqa Tower

3,400  
m<sup>2</sup> GLA

Completion date  
2010





*Corvin Offices*  
Corvin Corner



6,200  
m<sup>2</sup> GLA

Completion date  
2015





# Retail developments





Etele Plaza



55,000  
m<sup>2</sup>



Corvin Plaza  
*in partnership  
with Klépierre*



33,900  
m<sup>2</sup>





Nova Park  
*in partnership with  
Caelum Development*



33,000  
m<sup>2</sup> GLA



Gold Plaza  
*in partnership  
with Immofinanz*



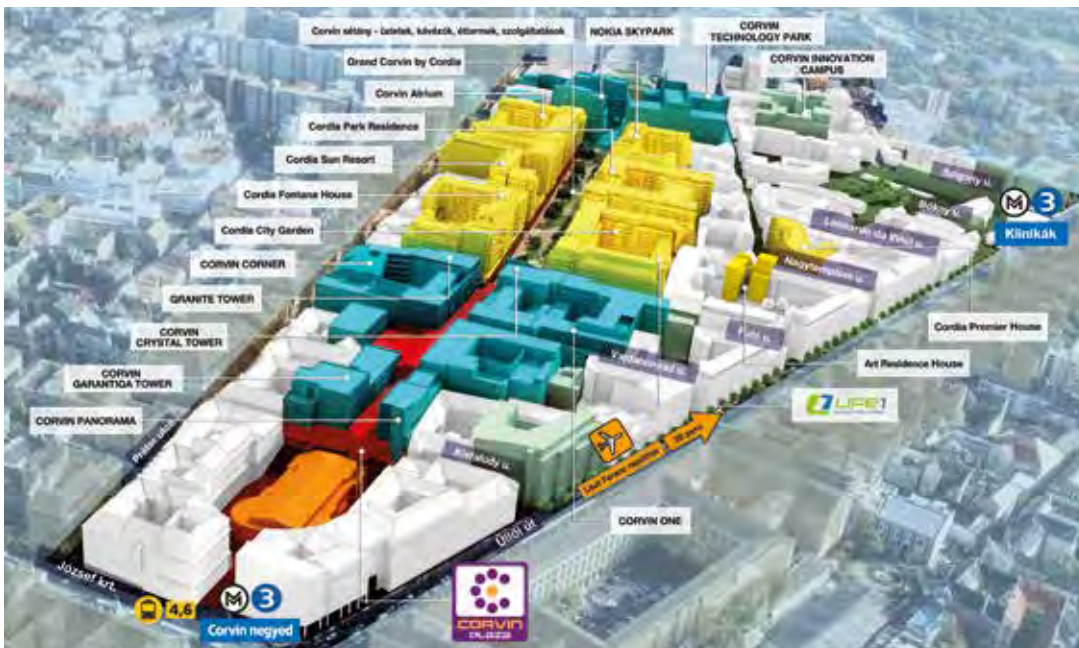
34,500  
m<sup>2</sup>





## Corvin Promenade

*City Regeneration*



10,000  
m<sup>2</sup>





# Residential developments



**CORDIA**

Cordia is the residential property developer member of the Futureal Group and has 19 years of industry experience. Our partner company is one of the largest property developer and investor groups in the Central and Eastern European region. We have sold 6,800 homes in Hungary, Romania, and Poland, launched a seeding project and a joint venture development in Spain and recently acquired UK PRS-developer Blackswan and a 93% stake of Polish developer Polnord. Our projects have won a range of prestigious international architectural awards and recognition.

The leading regional  
residential developer  
of CEE





La Siesta I.

6 300 m<sup>2</sup>



La Siesta II.

3 900 m<sup>2</sup>



Marina Garden

16 100 m<sup>2</sup>



Marina Life 1

13 195 m<sup>2</sup>



Cordia Thermal Zugló 1

11 400 m<sup>2</sup>



Thermal Zugló 2

13 800 m<sup>2</sup>



Thermal Zugló 3

13 800 m<sup>2</sup>



Cordia Terrace Residence 1

8 000 m<sup>2</sup>





Terrace Residence 2

5 010 m<sup>2</sup>



Terrace Residence 3

4 984 m<sup>2</sup>



Sasad Resort SUN

6 700 m<sup>2</sup>



Sasad Resort HILL

7 600 m<sup>2</sup>



Cordia Premier House

9 100 m<sup>2</sup>



Cordia Art Residence

2 900 m<sup>2</sup>



Cordia Fontana House

14 100 m<sup>2</sup>



Cordia City Garden

19 200 m<sup>2</sup>





Cordia Sun Resort

14 800 m<sup>2</sup>



Cordia Park Residence 1,2

26 100 m<sup>2</sup>



Corvin Atrium 1, 2

29 700m<sup>2</sup>







Rózsa 55

9 500 m<sup>2</sup>



Kapás 21

6 900 m<sup>2</sup>



Young City 1

7 929 m<sup>2</sup>



Young City 2

11 607 m<sup>2</sup>





Nightingale Park – Bucharest, Romania 16 188 m<sup>2</sup>



Zielone Bemowo 1, 2 - Warsaw, Poland 35 235 m<sup>2</sup>



Nowe Bochenka - Kraków, Poland 20 000 m<sup>2</sup>



Cordia Cystersow Garden 1, 2 - Kraków, Poland 18 200 m<sup>2</sup>







Thermal Zugló 4

15 000 m<sup>2</sup>



Grand Corvin 1,2

31 500m<sup>2</sup>



Sasad Resort HILLTOP

9 200 m<sup>2</sup>



Terrace Residence 4

5 510 m<sup>2</sup>





Centropolitan

10 000 m<sup>2</sup>

Grand'Or

5 700 m<sup>2</sup>





Marina Life 2

13 195 m<sup>2</sup>



Marina Portside

19 300 m<sup>2</sup>



SuperNova - Kraków, Poland

8 800 m<sup>2</sup>



Zielone Bemowo - Warszaw, Poland

18 000 m<sup>2</sup>



Akadémia Garden

16 300 m<sup>2</sup>



Universo

17 700 m<sup>2</sup>



Young City 3

11 968 m<sup>2</sup>





Wiktoria&Wioletta – Warsaw, Poland

POLNORD



Parcului 20 1st Phase- Bucharest, Romania

23 220 m<sup>2</sup>



Horizont Praga- Warsaw Poland

8 611 m<sup>2</sup>



Villa Jaškowa Dolina 1 – Gdańsk, Poland

5 786 m<sup>2</sup>





Jade Tower. Joint Venture - Fuengirola, Spain OTERO



Parcului 20 2nd Phase - Bucharest, Romania 14 762 m<sup>2</sup>



Millenium Residence 1,2,3 39 838 m<sup>2</sup>



Naphegy 12 4 600 m<sup>2</sup>





**hello!**  
**PARKS**

Member of  
Futureal Group

The new  
logistics brand

**HelloParks is a new generation, innovative industrial and logistics real estate development company. It offers comprehensive, client-centred solutions from land development through building construction to site maintenance.**

**HelloParks uses environmentally friendly, sustainable and high quality engineering solutions to create futuristic mega parks that provide long-term value for our partners.** We believe it is essential to create a liveable, human-centred and user-friendly environment in our developments. As Part of Futureal Group, HelloParks aims to obtain a leading position of this dynamically growing segment, as a first step in Hungary, later on in the whole CEE market.

Knowledge of the needs and business activities of our clients is central to the implementation of our developments. Which is why we always take these expectations into account, from the planning stage onwards.

## **What we can offer our partners:**

- Environmentally friendly, energy-efficient industrial parks and projects
- Recreational and community services
- IoT and smart solutions
- Favourable rental and maintenance fees
- Flexible contract conditions
- Dynamic, client-centred expert team

[helloworldparks.com/en/](https://helloworldparks.com/en/)







HelloParks Fót

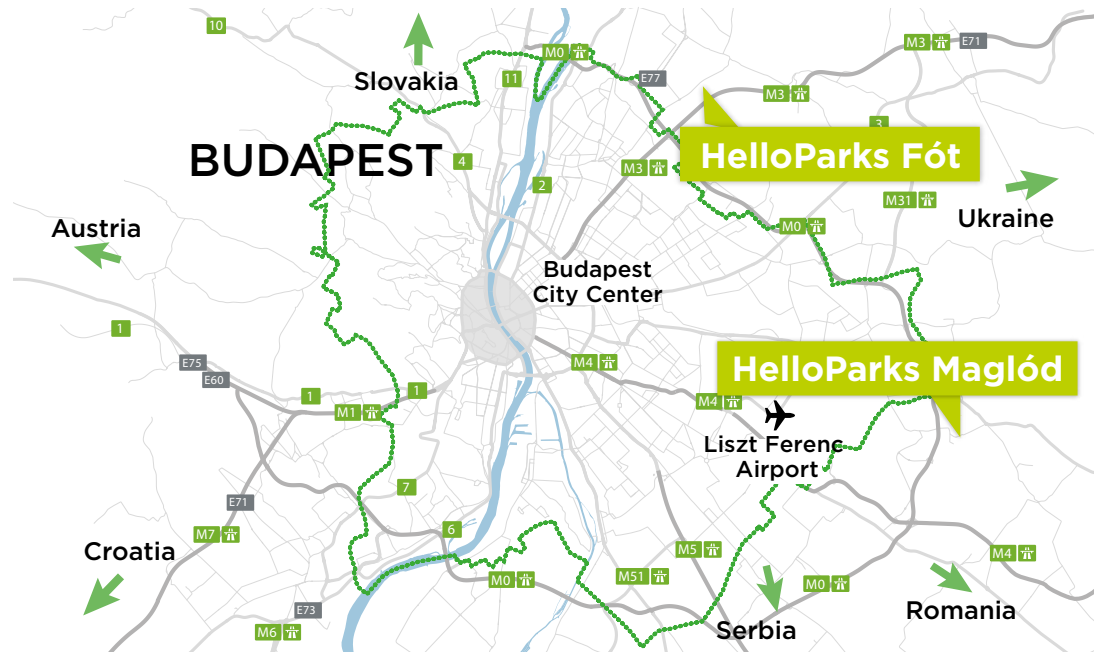
**Total park size:** 76 ha  
**Total building potential:** 330 000 m<sup>2</sup>  
**First building size:** 46 000 m<sup>2</sup> (HF1)  
**Minimum unit:** 3 200 m<sup>2</sup>  
**Min.storage clear height:** 10 m  
**Floor loading:** 5 t/m<sup>2</sup>  
**Office & Sanitary size:** as required  
**Column grid:** 12 x 22.5 m



HelloParks Maglód

**Total park size:** 46 ha  
**Total building potential:** 193 000 m<sup>2</sup>  
**First building size:** 46 000 m<sup>2</sup> (HM1)  
**Minimum unit:** 3 200 m<sup>2</sup>  
**Min.storage clear height:** 10 m  
**Floor loading:** 5 t/m<sup>2</sup>  
**Office & Sanitary size:** as required  
**Column grid:** 12 x 22.5 m

- Drive-in gates and hydraulic docks
- LED lighting
- Skylights and smoke vents
- ESFR sprinkler system
- Hot air blowers
- Solar cell system
- BMS & IoT
- Security system, CCTV
- Automatic licence plate recognition
- Racking system upon request
- BIM based planning
- Bus stops, bicycle storages, driver rest areas, vending machines
- Park Center services
- Customized solutions and services available (including VIP offices, electric golf cars)



### HelloParks Fót



**1.5 km**  
to train station



**35 km**  
to airport

**M0** 1.5 km

**M3** 3 km

### HelloParks Maglód



**2 km**  
to train station



**9 km**  
to airport

**M4** 4 km

**M5** 14 km





# Awards



**Best Mixed Use Development Europe  
European Commercial Property Awards**  
International Property Awards  
by Bloomberg TV, The New York Times,  
Frankfurter Allgemeine Zeitung  
**Corvin Promenade, 2010**



**Best Purpose Built Project Worldwide  
Fiabci Prix d'Excellence Awards**  
International Real Estate Federation  
**Corvin Promenade phase 1  
2011**



**ULI Global Awards  
for Excellence**  
Urban Land Institute  
**Corvin Promenade,  
2014**



**World Silver Winner in Office Category  
Fiabci World Prix d'Excellence Awards**  
International Real Estate Federation  
**Nokia Skypark  
2018**

**Best Residential Development  
of the Year 2016**  
Construction  
and Investment Journal (CIJ)  
**CORDIA Park Residence**

**Best Mixed Use Development Hungary  
European Commercial Property Awards**  
International Property Awards  
by Bloomberg TV, The New York Times,  
Frankfurter Allgemeine Zeitung  
**Corvin Promenade, 2010**

**Fiabci Property  
Development Award**  
FIABCI Hungary  
**Corvin Promenade,  
2010**

**Developer of the year–  
newly built residential units–  
Budapest**  
survey by Ecorys  
**Cordia Magyarország Zrt.,  
2006–2007–2008**

**Best Shopping  
Centre Development**  
Construction & Investment Journal  
**Corvin Shopping Centre,  
2010**

**International Quality  
Crown Award London**  
Futoreal Group,  
**2011**

**Shopping Development of the Year**  
Construction & Investment Journal  
**NoVA PARK Shopping Center,  
Poland, 2012**

**Best Residential Development**  
Construction & Investment Journal  
**Nightingale Park,  
Romania, 2010**



**EB OVO Award**

Ebovo Civic Organization  
**Corvin Promenade,  
2014**

**Property Awards 2016**

**Best property development in Pest  
in the projects of a large number  
of apartments category**  
Portfolio  
**Thermal Zugló 2**

**Property Awards 2017**

**Best property development in Buda  
in the investments of 100 apartments  
or less category**  
Portfolio  
**Kapás 21**

**Property Awards 2018**

**Pest's best development  
in the category of developments  
with more than 100 apartments**  
Portfolio  
**Marina Life**

**Planned Project of the Year 2016****Tenant Voting**

www.office.hu  
**Budapest ONE Business Park**

**Property Awards 2015****Project of The Year**

Portfolio  
**Corvin Corner**

**Property Awards 2015****Transaction Deal of The Year**

Portfolio  
**Corvin Technology and Science Park**

**Fiabci Real Estate Development****Award Special Award 2015**

FIABCI Hungary  
**Vision Towers**

**Public Awarded Office****Building of the Year**

iroda.hu  
**Corvin Offices,  
2011**

**Certificate of Merit of Construction****Industry Award for Excellence**

The National Federation  
of Hungarian Building Contractors  
**Vision Towers, 2015**

**European Property Awards 2018****Mixed-use Development category**

International Property Awards  
**Budapest ONE Business Park  
together with ETELE Plaza**



